



Springhill House, Main Street  
Hethe, Oxon, OX27 8ES



ROUND & JACKSON  
ESTATE AGENTS









A substantial period home with beautiful gardens of approximately 1.3 acres and a separate annex located within this highly sought after pretty village.

£1,200,000

#### The property

Springhill House is a beautiful period home which is pleasantly located within this highly sought after pretty village. The property has many period features which include high ceilings, open fireplaces, wooden floor boards, corniced ceilings, an attractive staircase and original doors. On the ground floor there is a large hallway, two reception rooms with open fireplaces, a cloakroom and an open plan kitchen/dining/family room with access to the garden. On the first floor there is a large and light landing, four double bedroom and two bathrooms. To the rear of the property there is a two storey annexe which could provide additional family accommodation. There are beautiful gardens to the rear of the property measuring approximately 1.3 acres with vehicular access from the rear. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Entrance Hallway

A welcoming entrance hallway with wood flooring, a staircase to first floor and access to a small cellar.

#### Sitting Room

A spacious reception room with an open fireplace, corniced ceilings and a window to the front.

#### Dining Room

A spacious dining room with corniced ceilings, an open fireplace, wood flooring and a window to the front.

#### Cloakroom

Wash hand basin and W.C.

#### Kitchen/Dining/Family Room.

An open plan room with tiled flooring and double doors to the garden. The kitchen is fitted with a range of modern eye level cabinets and base units and drawers with work surfaces and an inset sink and draining board. There is an Aga range cooker, space for a fridge/freezer and space for other appliances. Within the dining/family area there is an open fireplace and ample space for a table and chairs and lounge furniture.

#### First Floor Landing

A central landing with a window to the rear and doors to all first floor accommodation.

#### Master Bedroom

A double room with a window to the front and a door to an en-suite bathroom. The en-suite also has a door to bedroom two.

#### Bedroom Two

A double room with two built in wardrobes, a window to the front and a door to the en-suite bathroom.

#### Bedroom Three

A double room with a velux roof window and built in wardrobe.

#### Bedroom Four

A double room with a window to the rear.

#### Family Bathroom

Panelled bath with shower over, wash hand basin and W.C. Window to the side.

#### Annex

On the ground floor there is a large reception room with a kitchen, a cloakroom and stairs to the first floor. On the first floor there is a large bedroom with built in wardrobes and an en-suite shower room.





### Outside

To the front of the property there is an enclosed garden with a pathway to the front door and to the side there is a driveway with gated access to an enclosed side garden. To the rear there are the most beautiful mature gardens that measure approximately 1.3 acres. There is a paved patio area adjoining the house with two useful store rooms and a pathway leading to the large lawned gardens with a variety of established trees and well stocked flower and plant borders. There is a wild garden area, a large pond with a well designed planting scheme, a vegetable garden and two large timber stores. There is an additional driveway to the rear garden from main street, Vine Cottage has a right of access to use this.

### Directions

From Junction 10 of the M40 take the A43 North. Turn right onto the B4100. Proceed for half a mile and take the second turn towards Stoke Lyne. Continue through the village and take the turning towards Hethe on the left after approximately a mile and a half. Continue to Hethe and upon reaching the village follow the road round through the village. Pass The Muddy Duck Public House and continue until The War Memorial where the property will be seen in front of you to the left.

### Viewing Arrangements

By prior appointment with Round & Jackson

### Situation

Hethe is a delightful pretty village between Banbury and Oxford with many original stone built cottages and a thriving community. In Hethe itself, there is a pub/restaurant The Muddy Duck (temporarily closed) There is also the Church of St Edmund and St George. Bicester being only 5 miles away provides a wide range of amenities as well as Bicester Village Designer Outlet, further afield there are comprehensive shopping facilities in Banbury, Oxford and Milton Keynes. Excellent primary schools can be found in Fringford and Finmere and secondary education in Bicester, Banbury and Oxford. Local private schools include Akeley Wood, Beechborough, Winchester House, Stowe School, Bloxham School and Tudor Hall. Springhill House is conveniently located for transport links with easy access to the M40 and regular train services from both Bicester North and Bicester Village stations to London and Birmingham.

### Services

All mains services connected with the exception of gas. Oil fired central heating.

### Local Authority

Cherwell District Council. Tax band G.

### Tenure

A freehold property.

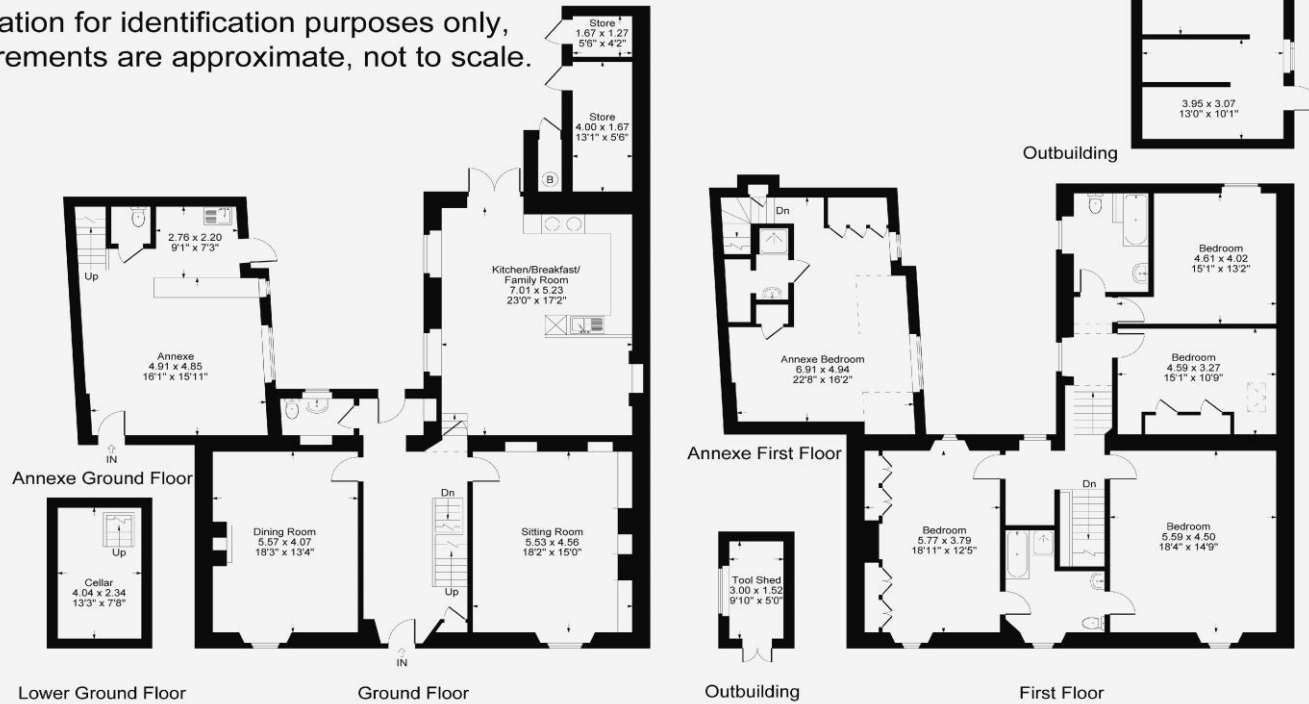






Approximate Gross Internal Area  
 Lower Ground Floor = 9.45 sq m / 102 sq ft  
 Ground Floor = 125.11 sq m / 1347 sq ft  
 First Floor = 109.78 sq m / 1182 sq ft  
 Annexe Ground Floor = 34.27 sq m / 369 sq ft  
 Annexe First Floor = 34.70 sq m / 374 sq ft  
 Outbuilding = 63.41 sq m / 683 sq ft  
 Total Area = 376.72 sq m / 4057 sq ft

Illustration for identification purposes only,  
 measurements are approximate, not to scale.



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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T 01295 279953 E office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T 01295 720683 E office@roundandjackson.co.uk

[www.roundandjackson.co.uk](http://www.roundandjackson.co.uk)

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